

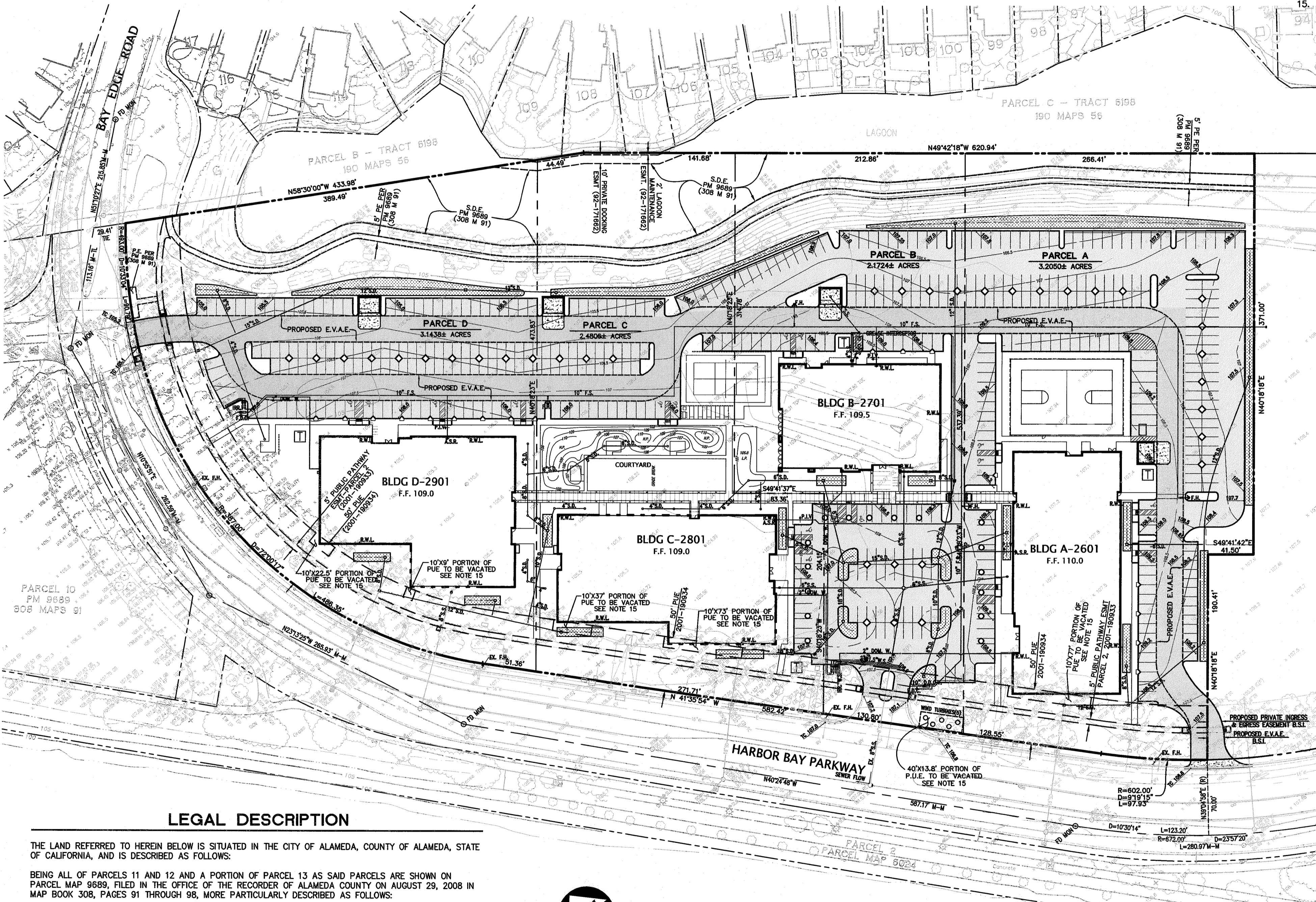
NOTES

1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. ALAMEDA COUNTY ASSESSOR'S PARCEL NUMBER: 074-1362-048-02 (PORTION)
SITE ADDRESS: 2601-2901 HARBOR BAY PARKWAY, ALAMEDA, CA
3. EXISTING ZONING: CMPD; COMMERCIAL MANUFACTURING AND WITHIN A PLANNED DEVELOPMENT OVERLAY.
- PROPOSED ZONING: NO CHANGE
- THE CURRENT BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE:
FRONT: 0'
SIDE: 0'
REAR: 0' OR 12'
- MAXIMUM BUILDING HEIGHT: 100 FEET, MAXIMUM AREA COVERAGE (BULK RESTRICTION): TO BE DETERMINED BASED ON APPROVED PLANNED DEVELOPMENT.
4. EXISTING USE: VACANT
PROPOSED USE: OFFICE AND ADMINISTRATIVE

5. RECORD OWNER:
ALAMEDA WATERFRONT DEVELOPMENT INVESTORS I, LLC
1070 MARINA VILLAGE PARKWAY #200
ALAMEDA, CA 94501
ATTN: JOE ERNST
6. SUBDIVIDER:
ALAMEDA WATERFRONT DEVELOPMENT INVESTORS I, LLC
1070 MARINA VILLAGE PARKWAY #200
ALAMEDA, CA 94501
ATTN: JOE ERNST
7. SURVEYOR:
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
2850 COLLIER CANYON ROAD
LIVERMORE, CA 94551
ATTN: TIMOTHY KELLY, LS 7089
8. GROSS LAND AREA: 11.0018± ACRES

9. BASIS OF BEARINGS:
THE BEARING OF NORTH 32° 11' 55" WEST TAKEN ON THE LINE BETWEEN U.S.C. & G.S. MONUMENTS "MAIT-MEL" AND "MAIT-FIT" AS SAID MONUMENTS ARE SHOWN ON THAT CERTAIN PARCEL MAP NO. 5274 FILED FOR RECORD ON FEBRUARY 29, 1988 IN BOOK 176 OF MAPS AT PAGE 4 WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3, NAD 1927. TO OBTAIN GROUND LEVEL DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.000071.
10. ALL PUBLIC UTILITIES REQUIRED FOR THE DEVELOPMENT OF THE PROPERTY EXIST IN THE PUBLIC STREETS FRONTING THE PROJECT. NO PUBLIC UTILITIES ARE PROPOSED. ALL PROPOSED UTILITIES SHOWN HEREON ARE PRIVATE.
11. PUBLIC EASEMENTS FOR UTILITIES AND PATHWAYS EXIST ON THE SUBJECT PROPERTY. PROPOSED PUBLIC EASEMENTS FOR EMERGENCY VEHICLE ACCESS ARE SHOWN HEREON. PUBLIC POWER EASEMENTS FOR UNDERGROUND ELECTRICAL LINES TO PROPOSED TRANSFORMERS AND TRANSFORMERS HAVE NOT BEEN SHOWN AND WILL BE RECORDED BY SEPARATE INSTRUMENT AND DEDICATED TO CITY UPON COMPLETION OF AND ACCEPTANCE BY CITY OF ALAMEDA MUNICIPAL POWER OF AS-BUILT UNDERGROUND ELECTRICAL IMPROVEMENTS. RECORDATION

- SHALL OCCUR PRIOR TO CERTIFICATE OF BUILDING OCCUPANCY UNLESS OTHERWISE AGREED UPON BY THE CITY.
12. THE PURPOSE OF THIS SUBDIVISION IS TO CREATE COMPLIANT PARCELS FOR EACH OF THE BUILDINGS WHICH ARE PROPOSED TO BE CONSTRUCTED BY SEPARATE PERMIT ON A SINGLE PARCEL.
- THE PROPOSED IMPROVEMENTS SHOWN HEREON ARE BEING PROCESSED WITH THE CITY OF ALAMEDA BY SEPARATE APPLICATION. PROPOSED IMPROVEMENTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES TO DETERMINE THE PROPER SETBACK AND AREAS FOR THE PROPOSED PARCELS SHOWN HEREON.
13. THE PROPOSED SUBDIVISION SHOWN HEREON SHALL HAVE PROJECT CC&R'S WHICH WILL PROVIDE FOR RECIPROCAL EASEMENTS FOR UTILITIES, DRAINAGE, INGRESS AND EGRESS, PARKING ALONG WITH MAINTENANCE OF THE COMMON FACILITIES. ADDITIONAL OFFSITE EASEMENTS FOR ACCESS AND STORM DRAIN WILL BE OBTAINED BY SEPARATE INSTRUMENT.
14. LANDSCAPING EXISTS ALONG THE PUBLIC STREETS FRONTING THE PROJECT. ADDITIONAL LANDSCAPING IS PROPOSED FOR THE BUILDINGS SHOWN HEREON BY SEPARATE PERMIT.
15. PORTIONS OF 50' WIDE PUBLIC UTILITY EASEMENT (PUE) PER 2001-190934 O.R., SHOWN HEREON TO BE VACATED DO NOT CONTAIN ANY EXISTING OR PROPOSED PUBLIC UTILITIES AND/OR PUBLIC FACILITIES.



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

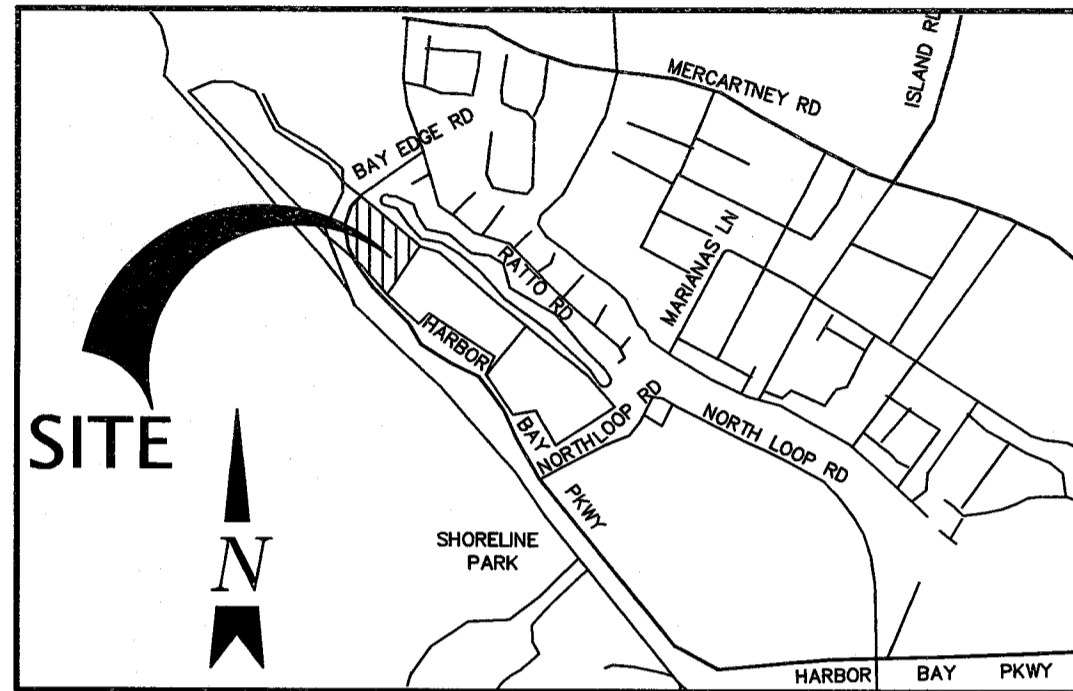
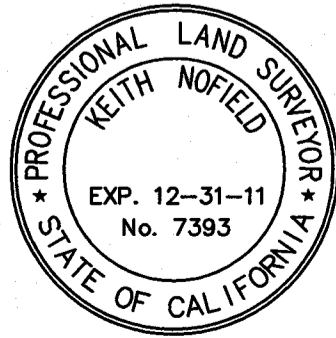
BEING ALL OF PARCELS 11 AND 12 AND A PORTION OF PARCEL 13 AS SAID PARCELS ARE SHOWN ON PARCEL MAP 9689, FILED IN THE OFFICE OF THE RECORDER OF ALAMEDA COUNTY ON AUGUST 29, 2008 IN MAP BOOK 308, PAGES 91 THROUGH 98, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTLY LINE OF SAID PARCEL 13, DISTANT THEREON NORTH 49° 42' 18" WEST, 53.16 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE LEAVING SAID NORTHEASTLY LINE, SOUTH 40° 18' 18" WEST, 371.00 FEET; THENCE NORTH 49° 41' 42" WEST, 41.50 FEET; THENCE SOUTH 40° 18' 18" WEST, 190.41 FEET TO A POINT ON THE SOUTHWESTLY LINE OF SAID PARCEL 13; THENCE ALONG SAID SOUTHWESTLY LINE, NORTHWESTERLY ALONG THE ARC OF A 602.00 FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH CURVE BEARS NORTH 39° 04' 51" EAST, THROUGH A CENTRAL ANGLE OF 9° 19' 15", AN ARC DISTANCE OF 97.93 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTLY LINE OF PARCEL 13 AND ALONG THE SOUTHWESTLY LINE OF SAID PARCEL 12 AND PARCEL 11, NORTH 41° 35' 54" WEST, 582.42 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 11, NORTHEASTERLY ALONG THE ARC OF A 387.00 FOOT RADIUS, TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 72° 00' 17", AN ARC DISTANCE OF 486.35 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, ALONG THE ARC OF A 493.00 FOOT RADIUS, TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10° 33' 04", AN ARC DISTANCE OF 90.79 FEET TO THE NORTHERLY MOST CORNER OF SAID PARCEL 11; THENCE ALONG THE NORTHEASTLY LINE OF SAID PARCEL 11, SOUTH 58° 30' 00" EAST, 433.98 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE ALONG THE NORTHEASTLY LINE OF SAID PARCELS 12 AND 13, SOUTH 49° 42' 18" EAST, 620.94 FEET TO THE POINT OF BEGINNING.



0 30' 60' 120'
Scale 1" = 60 ft

PREPARED BY OR UNDER THE SUPERVISION OF
KEITH L. NOFIELD, P.L.S. 7393
LICENSE EXPIRES: 12-31-11



VICINITY MAP
NOT TO SCALE

LEGEND

PROPOSED	EXISTING	
		EASEMENT LINE
		BUILDING LINE
		FLUSH CONCRETE CURB
		CONCRETE CURB
		CONCRETE CURB CUT
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		FENCE LINE
		NEW LOT LINE
		MONUMENT/MONUMENT LINE
		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
		RAINWATER LEADER
		SIDEWALK
		STORM DRAIN-MANHOLE & CATCH BASIN
		SANITARY SEWER & MANHOLE
		DOMESTIC WATER & GATE VALVE
		THRU CURB DRAIN
		SPOT ELEVATION
		TRAFFIC SIGN
		TREE
		UTILITY BOX
		ELECTROLIER
		FIRE HYDRANT
		AREA DRAIN
		BACK OF WALK
		BUILDING
		BUILDING LINE
		CATCH BASIN
		CLEANOUT TO GRADE
		CONCRETE
		DOMESTIC RISER
		DOWN SPOUT
		DUCTILE IRON PIPE
		EASEMENT
		EDGE OF WALK
		FACE OF BERM
		FACE OF CURB
		FACE OF WALL
		FINISHED FLOOR
		FLOW LINE
		GRADE BREAK
		HIGH POINT
		INVERT ELEVATION
		LOW POINT
		LIGHT
		OVERFLOW
		PAVEMENT
		RIGHT OF WAY
		RAINWATER LEADER
		RIDGE
		RIM ELEVATION
		ROOF DRAIN
		STORM DRAIN JOINT BOX
		STORM DRAIN MANHOLE
		SWALE
		TOP OF BERM
		TOP OF CURB
		TOP OF WALL
		TRANSFORMER
		TRASH ENCLOSURE
		PRIVATE ACCESS EASEMENT
		BY SEPARATE INSTRUMENT
		STORM WATER TREATMENT
		BIOFILTRATION PLANTER
		A.C. PAVEMENT
		CONCRETE SIDEWALK

TENTATIVE PARCEL MAP 1006

BEING A RE-SUBDIVISION OF ADJUSTED NEW PARCEL 11 AS DESCRIBED IN THE CERTIFICATE OF COMPLIANCE RECORDED JULY 23, 2010 AS SERIES NUMBER 2010-203279, ALAMEDA COUNTY RECORDS.

CALIFORNIA

ALAMEDA

DATE	6-03-2011
SCALE	1" = 60'
SURVEYOR	TK
DRAFTER	CC
JOB NO.	A05725-10
SHEET	1
OF	1 SHEETS

BY	
REVISION	
NO.	

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